

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 39 Democrat Drive, The Basin, VIC, 3154

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$630,000 - \$690,000

Median sale price

Median price \$650,000

*House

☒

*Unit

☐

Suburb The Basin

Period - From 1 OCT 2017

to

31 DEC 2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
75 GOVERNMENT ROAD, THE BASIN, VIC, 3154	\$651,000	1 MAR 2018
25 GOODWIN STREET, THE BASIN, VIC, 3154	\$682,000	16 DEC 2017
5 DEMOCRAT DRIVE, THE BASIN, VIC, 3154	\$700,000	23 SEP 2017